

Implementing the Private Sector Green Building Policy

Draft Ordinance Development

Green Vision Goal #4:

“Build or retrofit 50 million square feet of green buildings.”



GB Ordinance City Council Hearings

- Transportation & Energy Committee
 - June 1, 2009 1:30PM (Council Wings 118/119)
- City Council
 - Recommended Hearing Date
June 23, 3009



GB Ordinance Accomplishes

- Will Codify the Key Provisions of Adopted City Council Policy 6-32:
 - Green Building Requirements
 - Refundable Green Building Deposit
 - Exemptions to the Green Building Requirements
 - Implementation Scenarios



Green Building Policy

- Adopted by City Council October 7, 2008
- Green Building standards are 3rd party certification standards (LEED or Build it Green)
 - LEED and BIG provide regionally consistent standards
 - Are recognized by HBA, ABAG, Cities Association
- Green Building requirements determined at development permit stage (PD Permit, CUP, SUP, & Site Development Permit)
- Applicant chooses appropriate rating system-either LEED or Build It Green

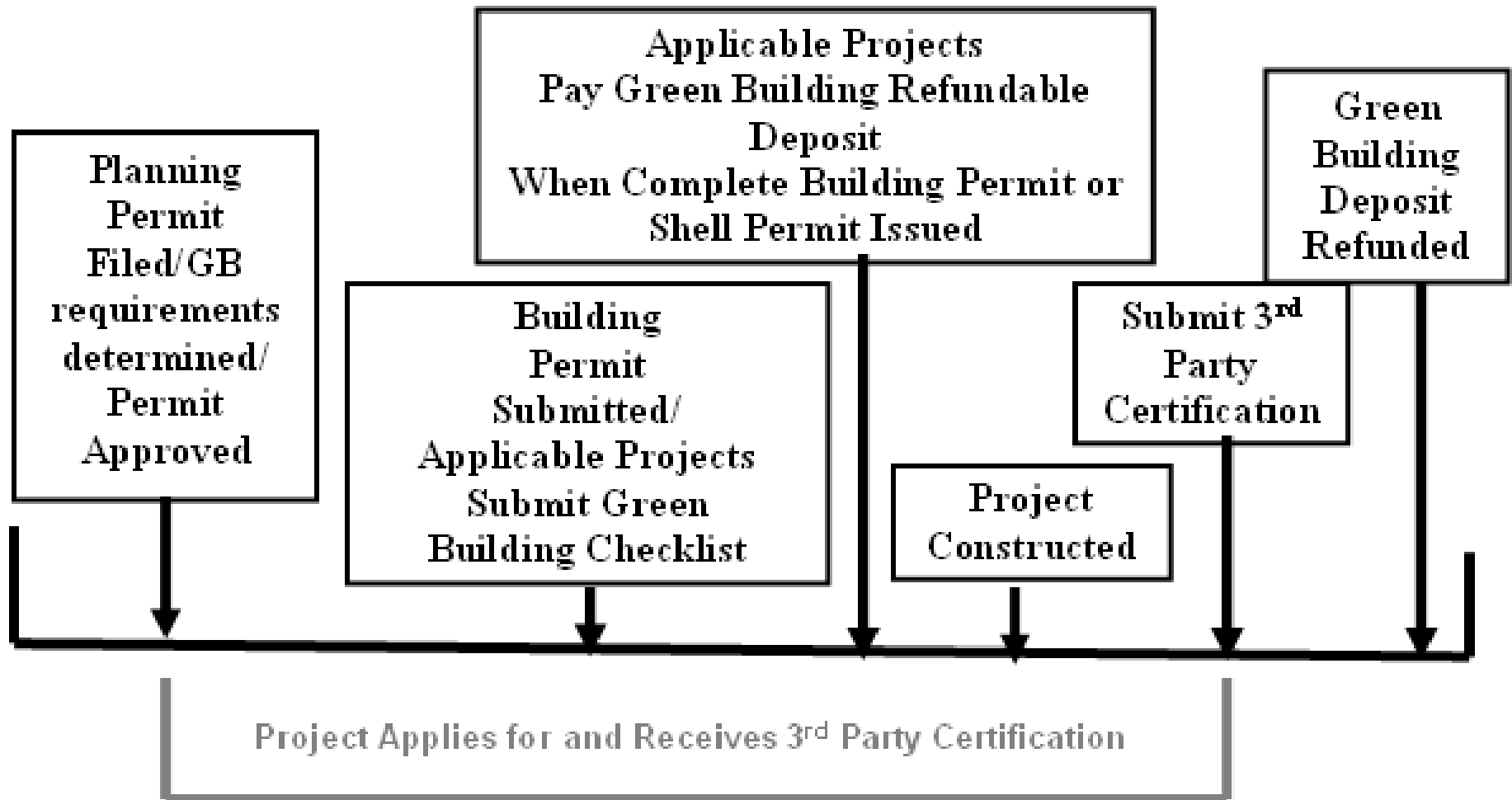


Adopted Standards


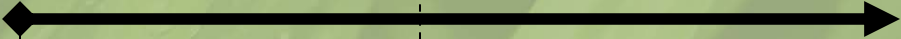
Market Segment	GB Performance Requirements
Tier 1 Commercial / Industrial (<25,000 square feet)	Submit a completed LEED Checklist
Tier 2 Commercial / Industrial (> 25,000 square feet)	Certify at the LEED Silver Level or higher
Tier 1 Residential (<10 units)	Submit a completed GreenPoint Rated Checklist or LEED Checklist
Tier 2 Residential (> 10 units)	Certify as GreenPoint Rated (50 pts) or LEED Certified or higher
High Rise Residential 75' or higher	Certified at the LEED Certified level or higher



Green Building in Dev. Process



Pipeline

Development Permit	January, 2009	July, 2009
On File/In Process		
New		

◆.....▶ Not subject to green building provisions

◆————▶ Subject to provisions



Green Building Refundable Deposit

Amount

- Flat Rate of \$0.30/ gross sq ft
- \$30,000 maximum deposit cap per building permit issued
(Examples: 2,000 sq ft residential unit=\$600 deposit
25,000 sq foot commercial building= \$7500 deposit)

Timing

- Payable at Complete Building Permit Issuance or if Shell Permit issued, deposit payable at that time.
- Refund issued upon 3rd party certification



GB Refundable Deposit (cont)

- Refund Requirements
 - Single Building Projects
 - 3rd party certification to be received within 1 year after building permit finalized or becomes inactive.
 - Multiple Buildings Projects
 - 3rd party certification to be received within 5 years after building permit finalized or becomes inactive.
 - Refund Extension
 - Extension request must be made prior to the refund expiration deadline.
 - Accompanied by evidence that delay in certification is exclusively due to 3rd party certifier delays



Exemptions to GB Requirements

- Criteria for Granting Exemptions

LEED prerequisite credits or minimum GreenPoint Rated points cannot be achieved due to unique project type or existing physical site constraints.

- Timing of Exemption Request

During processing of the development permit

- Surcharge to cover staff time
- Decision granted through conditions of approval

After development permit approved

- Development Permit Amendment submitted to remove green building requirement condition of approval



Exemptions to GB Requirements (cont.)

- Appeal Provisions
 - The appeal of a green building requirement condition of approval of the development permit.
 - The same appeal process for all development permits or development permit amendments.
 - Appeal heard by the Planning Commission.



Implementation Procedures

- Multi-Building Project Provisions
 - Commercial/Industrial Development-
 - GB reqs based on building's size, regardless of size of total project.
 - Ex. The Plant
 - 32 buildings totaling 640,000 sq ft.
 - only 6 buildings >25,000 square feet
 - 6 buildings required to achieve LEED Silver, remaining buildings required to submit checklist



Questions/Comments?



Next Steps

- Transportation & Energy Committee
 - June 1, 2009 1:30PM (Council Wings 118/119)
- City Council
 - Recommended Hearing Date
June 23, 3009
- For further comments contact:
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3rd party certification

- Adopted Policy created 3rd party standards.
- 3rd party standards are regionally and nationally recognized.
- 3rd party certification provides peer review.
- Deposit system allows for no additional barriers during development review process

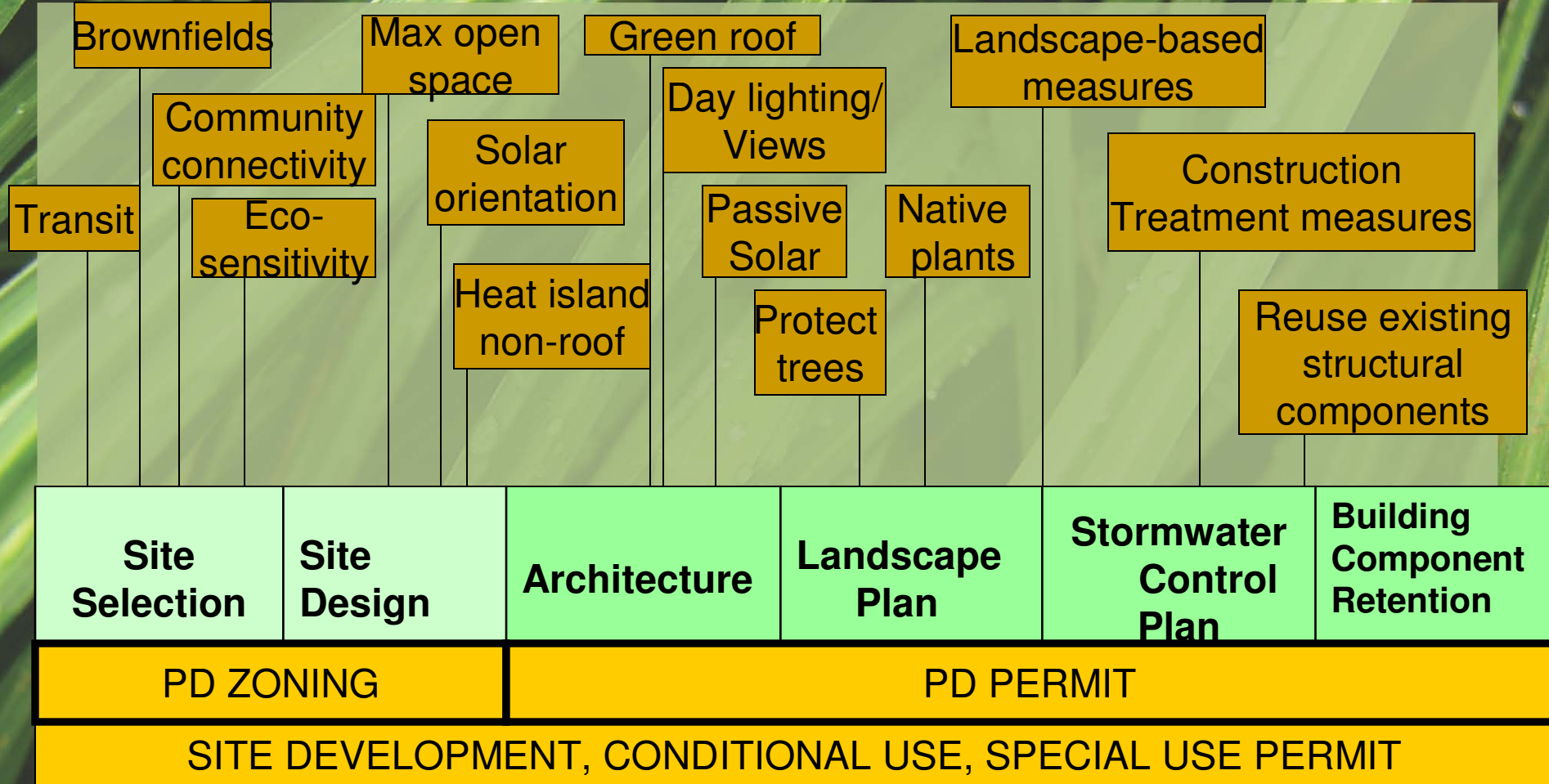


Implementation Procedures (cont)

- Multi-Building Project Provisions
 - Residential Development-
 - Large Tract vs. Large Custom Development
 - GB reqs determined by total number units with duplicate unit types



GB Features During Planning



3rd Party Certification-LEED fees

Fees for Members of USGBC

LEED for: New Construction, Commercial Interiors, Core and Shell, and Schools	Less than 50,000 Square Feet	50,000- 200,000 Square Feet	200,001- 500,000 Square Feet	More than 500,000 Square Feet
Registration Fee	\$450			
Certification Fees				
Design Review (~\$0.025/SF)	\$1,250	\$1,250- \$5,000	\$5,000- \$12,500	\$12,500
Construction Review (~\$0.01/SF)	\$500	\$500- \$2,000	\$2,000-\$5,000	\$5,000
Total	\$2,200	\$2,200- \$7,450	\$7,450- \$17,950	\$17,950



3rd Party Certification-Build it Green

Build It Green Fees

Item	Single Family (per home/unit, waived for single custom home)	Multifamily (multifamily master certificate/rental complex)
Project Application Fee	\$400 per project, due with application	\$400 per project, due with application
Processing and Certificate	\$50 per home, invoiced to rater at time of application	\$100 per project, invoiced to rater at time of application
Project Pre-Construction Review for GreenPoint Rated Logo Use	\$350 per project, invoiced to builder due upon application	\$350 per project, invoiced to builder due upon application
Subtotal: (Amount owed to BIG)	\$800	\$850
Average GreenPoint Rater Fees	\$700-\$1500	\$3750-\$6000
Total	\$1500-\$2300	\$4600-\$6850

